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Stamp Paper under the Indian Stamp Act 1899 Subsequently amended Sections 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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 28 JUL 2009  
 4810/28

DEED OF CONVEYANCE

1950 7 50

THIS INDENTURE made on this 28th Day of August

NW- 1169551-

Deed of Conveyance of the  
 Bank Draft No 623201  
 Date 28/8/08

Barisal North 24 Parganas  
 11.9.08

2037  
 218108  
 125798

BETWEEN

DEVKI NANDAN PODDAR alias DEOKI NANDAN PODDAR son of NAGARMAL PODDAR residing at 12, PREM KISHAN MUKHERJEE ROAD, P.S.-CHITPUR, KOLKATA-700002, having his permanent address at SIDDHA POINT, 3<sup>RD</sup> FLOOR, 101, PARK STREET, KOLKATA-700016 by faith Hindu, by occupation Business, By Nationality Indian hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, representative, executors, administrators and assigns) of the ONE PART.

AND

IDEAL INFRALOGISTICS PVT. LTD., being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 50, J.L.NEHRU ROAD, KOLKATA-700071 hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the OTHER PART

WHEREAS one DEVKI NANDAN PODDAR alias DEOKI NANDAN PODDAR, the vendor herein, is the recorded owner of agricultural land measuring more or less 10.15 Satak out of 730 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATTAN NO.135/1 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Bidhan Nagar (East ) in the district of 24 - Paraganas (North).

AND WHEREAS DEVKI NANDAN PODDAR alias DEOKI NANDAN PODDAR, the vendor herein, purchased the said plot from ANIL CHANDRA PRAMANIK & 12

OTHERS by way of a Sale Deed bearing no. 5195 dated 7.08.1995 copied in Book No. 1, Vol. No. 95. Pages 46 to 54 for the year 1995 duly registered at OFFICE OF THE DISTRICT REGISTRAR, BARASAT, NORTH 24 PARAGANAS is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which he proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS 2.57 satak out of the said 10.15 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATTIAN NO.135/1 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Bidhan Nagar ( East ) in the district of 24 - Paraganas (North) has been acquired by the Govt. of West Bengal under the Land Acquisition Act 1984. And accordingly the vendor herein, became the owner & occupier of the remaining 7.58 Satak equivalent to 4.59 cottahs of the above mentioned property and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS the vendor herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which he proposes to transfer unto the purchaser herein for good and valuable consideration

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 7.58 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - 1 hereunder written, for a price of Rs.19,50,750/- (Rupees NINETEEN LAKHS FIFTY THOUSAND SEVEN HUNDRED AND FIFTY ONLY) and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs.19,50,750/- (Rupees NINETEEN LAKHS FIFTY THOUSAND SEVEN HUNDRED AND FIFTY ONLY) paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby admit and acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule hereunder written with the rights of all sewers, drains,

common fences, rights, liberties, privileges, easements, Quasi - easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto **AND ALL THAT ESTATE** right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and property or any part thereof **TOGETHER WITH** All deeds patents and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and property or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and **NOTWITHSTANDING** any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it **AND FURTHER** that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs

of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

### SCHEDULE OF THE PROPERTY

ALL THAT piece of Sai Land measuring an area of 7.58 Satak in R.S. & L.R. DAG NO. 490 under L.R. KHATTAN NO.135/1, under ward No. 14, Bidhan Nagar Municipality within the limit of Bidhan Nagar (East) Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - MAHISHBATHAN, J. L. No. 18, TOUZI NO. 10 in the district of 24 - Paraganas (North).

A Map or Plan Annex hereto bordered "RED" line being part of this document

The Plot of land is bounded as under : -

R.S. & L.R.DAG NO. 490

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 490  
ON THE SOUTH : R.S. & L.R.DAG NO. 555  
ON THE EAST : MOUZA THAKDARI  
ON THE WEST : R.S. & L.R.DAG NO. 487, 488 & 489

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES:

1. *Kaminarian Appraiser*  
*1078, Hemchandra Neotia Road,*  
*Kolkata - 10*
2. *Gurusunder Moe*  
*29 London Street -*  
*Kolkata, (80017)*

*P. S. Narayan Pillay*

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of **Rs.19,50,750/-** (Rupees **NINETEEN LAKHS FIFTY THOUSAND SEVEN HUNDRED AND FIFTY ONLY**) towards full and final payment of the consideration for sale of the Said Plot described in the Schedule above, in the following manner.

Mode	Date	Bank	Amount(Rs)
Demand Draft No. (6437410)	8.08.2008	Bank of India	Rs.19,50,750/-

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. *Kamrinarjan Apparat*  
*1078. Hemchandra Nerkar*  
*Road. Kot. 10.*
2. *Skomanda Hn*

*Ecku Nandan Bhatia*

SIGNATURE OF THE VENDOR

Drafted by: *Saswati Poddar*  
SASWATI PODDAR, Adv.

**True Copy**

WB/236/01

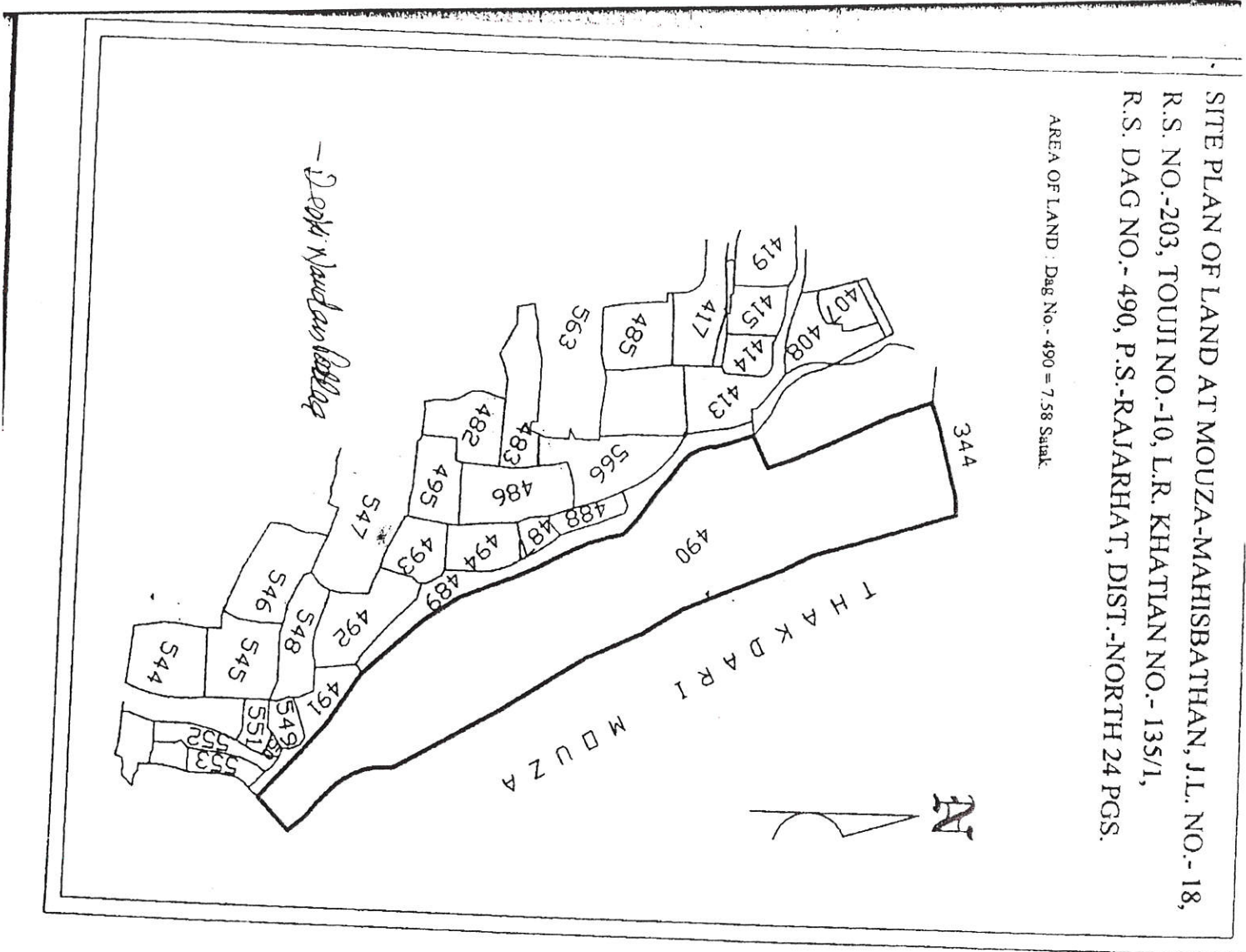
District Sub-Registrar-II  
North 24 Pgs. District  
20.7.09

*2.9.08 2.09*  
*SP*

*[Signature]*

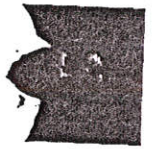








SITE PLAN OF LAND AT MOUZA-MAHISBATHAN, J.L. NO.-18,  
R.S. NO.-203, TOUJI NO.-10, L.R. KHATIAN NO.-135/1,  
R.S. DAG NO.- 490, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.

AREA OF LAND : Dag No. - 490 = 7.58 Satak.





SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executant/ Presentant								
		Little	Ring (Left Hand)	Middle	Fore	Thumb	Little	Ring (Right Hand)	Middle
20015 Nandan Kulkarni									
		Little	Ring (Left Hand)	Middle	Fore	Thumb	Little	Ring (Right Hand)	Middle
		Little	Ring (Left Hand)	Middle	Fore	Thumb	Little	Ring (Right Hand)	Middle
		Thumb	Fore (Right Hand)	Middle	Ring	Little			

